

# **Northern Macomb County Citizen Opinion Survey**

**Village of Armada 2002**

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Without their contribution, whether it be time, financial support or technical expertise, this project would not have become a reality. Macomb MSU Extension hopes this project will provide a positive learning experience as well as provide valuable information in future growth and development activities. The benefits afforded to the communities as a result of this survey document are shared with the following:

### **Community Partners and Steering Committee Members**

Armada Township	Gail Hicks
Village of Armada	Nancy Parmenter
Bruce Township	Mark Falker
Lenox Township	Heidi Hannan
Ray Township	Charlie Bohm
City of Richmond	Neil Roberts
Richmond Township	Vern Kulman
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### **Michigan State University Extension Community Development Area of Expertise Team**

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### **Macomb County MSU Extension Clerical and Program Staff**

**Special recognition is given to Angela Stempnik for her computer assistance and perseverance.**

**2,261 Residents who completed the survey**

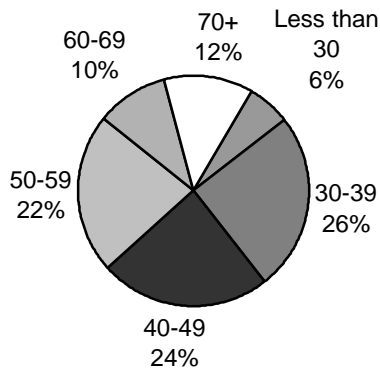
## Community Profile

Of 398 surveys randomly distributed to Armada Village residents, 133 were returned usable. That is a 33% response rate. See Table #1. Figure 3 illustrates Armada Village's response percentage in relation to the Total Report responses.

### Respondent Demographics:

- 47.2% were male, 52.8% were female
- 29.8% had some college, another 12.9% had an Associate's and 15.3% had Bachelor's degrees, 14.5% post-Bachelor's degrees
- Over 71% lived in 2-adult households, 21% in a 1-adult household
- Over 74% had household income over \$50,000
- Ethnic diversity includes 1.6% Native American Indian, 2.4% Spanish origin, 2.4% multi-cultural and 93.7% Caucasian
- 24.8% were 30-39 years of age, 24% were 40-49 and 22.5% were 50-59. See Figure 1.

**AV Figure 1: Age of Survey Respondents**

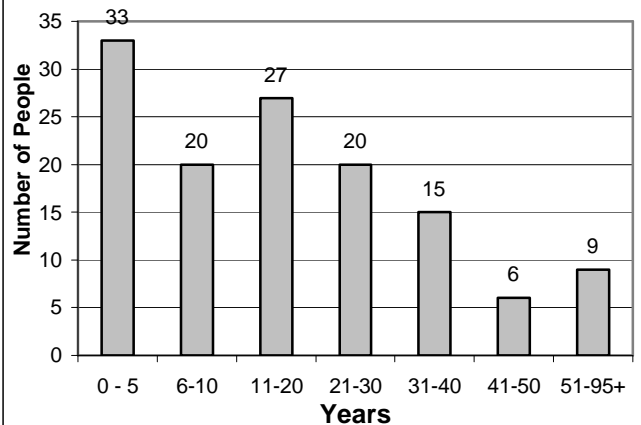


### Community Demographics:

- Population (1990) - 1548
- Population (2000) - 1573
- Total Land -.71 sq. miles (454.4 acres)
- Residential Acres\*- 150
- Commercial Acres\*- 12
- Agriculture Acres\*-16
- Vacant Acres\*- 170
- Housing Units- 558
- Density/sq. mile:  
Population - 2,211.4  
Housing - 788.2

\*1990 Census figures

**AV Figure 2: Length of Citizen Residency**

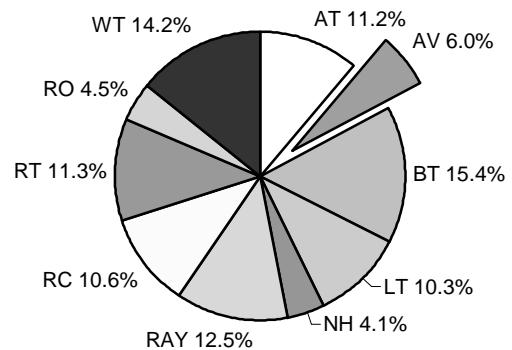


- Nearly 25% of survey respondents had lived in Armada Village five years or less, 15% lived there 6 to 10 years, over 20% had lived there 11-20 years, and 15% had lived there 21-30 years. See Figure 2.

Of those that responded, 100% owned their home:

- 4.8% lived on rural lots of less than 5 acres.
- 3.2% lived on large, non farm lots of more than 5 acres.
- .8% lived on operating farms.
- .8% lived in mobile homes,
- 70.4% lived in single family homes.

**AV Figure 3: Community % of Total Responses**



AV Table 1: Survey Response Rate	Amount Originally Mailed	Total Responses	Returned defective	Valid Usable Surveys	% of Total Usable Responses
Armada Village	398	138	5	133	33.4%
Total	5420	2261	48	2213	40.8%

## Section 1: Preferences and Concerns

Participants were asked to identify what factors were important in deciding where to live. Using a 1 to 4 scale with 1 being very unimportant and 4 being very important, Armada Village respondents were similar when compared to the Total Report responses. The top 5 factors were the same, however, they ranked in a different order other than number 1. The parenthesis after each factor indicate the Total Report's rank. Armada Village choices were:

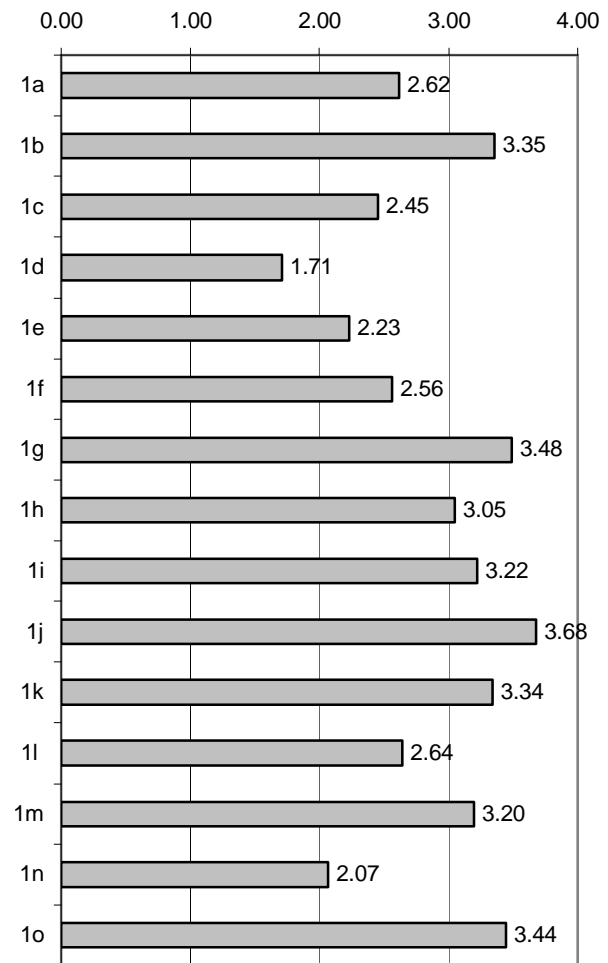
- Public Safety/Crime (1)
- Good Schools (3)
- Small Town Atmosphere (4)
- Affordable Home Price (5)
- Quiet Place in the Country (2)

*Public safety/crime* ranked #1 in mean score. It also ranked #1 in very important percentages and combined important/very important percentages. It had 3.7, 71.5% and 97.7%, respectively. *Good schools* ranked 2nd with 90.9% combined important/very important percentage.

*Small town atmosphere*, 3rd, and *Affordable home price*, 4th, were ranked the same in mean score with 3.4. In combined percentages, they were 90.7% and 88.6%, respectively.

*Sewage/water treatment* ranked 7th in Armada Village responses but ranked 10th in the Total Report responses. See Table 2, Figure 4.

AV Figure 4: Factors in Where to Live



AV Table 2: Factors in Where to Live		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
1a	Access to Shopping	131	12	9.2%	43	32.8%	59	45.0%	17	13.0%	2.62	10
1b	Affordable home price	131	5	3.8%	10	7.6%	50	38.2%	66	50.4%	3.35	4
1c	Close to Work	128	17	13.3%	49	38.3%	49	38.3%	13	10.2%	2.45	12
1d	Commercial Airport Access	126	56	44.4%	56	44.4%	9	7.1%	5	4.0%	1.71	15
1e	Cultural Opportunities	126	26	20.6%	54	42.9%	37	29.4%	9	7.1%	2.23	13
1f	Family in Area/Grew Up Here	121	21	17.4%	38	31.4%	35	28.9%	27	22.3%	2.56	11
1g	Good Schools	132	8	6.1%	4	3.0%	36	27.3%	84	63.6%	3.48	2
1h	Health Care	129	3	2.3%	23	17.8%	68	52.7%	35	27.1%	3.05	8
1i	Improved Roads	128	3	2.3%	13	10.2%	65	50.8%	47	36.7%	3.22	6
1j	Public Safety/Crime	130	2	1.5%	1	0.8%	34	26.2%	93	71.5%	3.68	1
1k	Quiet Place in the Country	131	4	3.1%	10	7.6%	55	42.0%	62	47.3%	3.34	5
1l	Recreational Opportunities	128	6	4.7%	45	35.2%	66	51.6%	11	8.6%	2.64	9
1m	Sewage/Water Treatment	128	9	7.0%	10	7.8%	56	43.8%	53	41.4%	3.20	7
1n	Site Near or With Water Access	126	32	25.4%	63	50.0%	21	16.7%	10	7.9%	2.07	14
1o	Small Town Atmosphere	129	3	2.3%	9	7.0%	45	34.9%	72	55.8%	3.44	3

Survey participants were asked to identify current community concerns in Armada Village. Based on a 1 (very unimportant) to 4 (very important) scale, they ranked 5 items as important or very important. The numbers in parenthesis indicate the rank of the Total Report. As it illustrates, some responses were unique to the Village. They were:

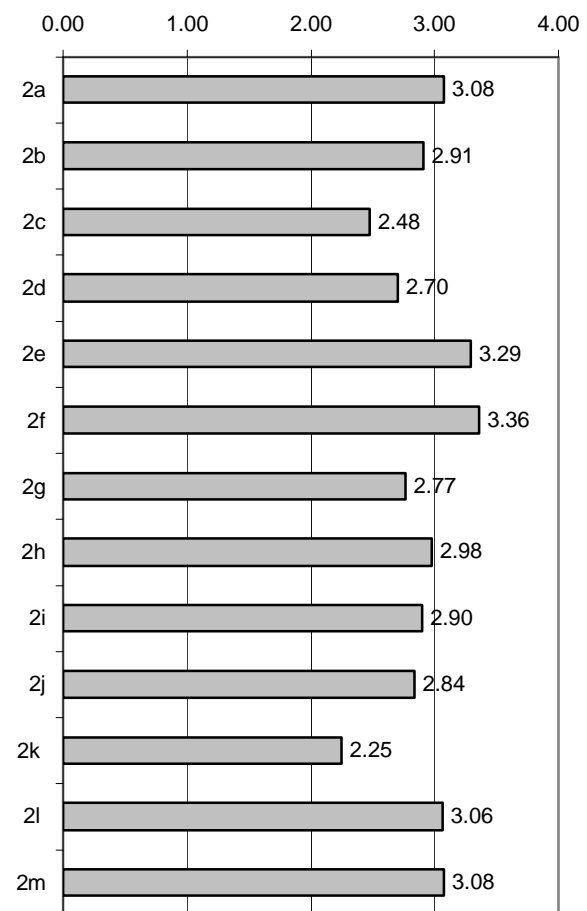
- Loss of open space (1)
- Loss of family farms (4)
- Deterioration of downtown areas (10)
- Traffic congestion (2)
- Rapid residential growth (3)
- Loss of sense of community (6)

*Loss of open space* and *Loss of family farms* had 87.8% and 84.5% combined responses, respectively.

*Deterioration of downtown areas*, *Traffic congestion* and *Rapid residential growth* all had a mean score of 3.1. However, in combined percentages of important and very important, they were nearly 8% apart from 79.3% down to 71.4%, respectively.

*Loss of sense of community* ranked 6th, at 3.0 and 71.4% combined response. See Figure 5, Table 3.

AV Figure 5: Community Concerns



AV Table 3: Community Concerns		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
2a	Deterioration of downtown areas	130	6	4.6%	21	16.2%	60	46.2%	43	33.1%	3.08	3
2b	Fragmentation of land by low density development	112	5	4.5%	38	33.9%	31	27.7%	38	33.9%	2.91	7
2c	Lack of affordable housing	126	17	13.5%	52	41.3%	37	29.4%	20	15.9%	2.48	12
2d	Lack of park and recreational facilities	125	8	6.4%	41	32.8%	56	44.8%	20	16.0%	2.70	11
2e	Loss of family farms	129	2	1.6%	18	14.0%	49	38.0%	60	46.5%	3.29	2
2f	Loss of open space	131	1	0.8%	15	11.5%	51	38.9%	64	48.9%	3.36	1
2g	Loss of outdoor recreation areas	125	13	10.4%	35	28.0%	45	36.0%	32	25.6%	2.77	10
2h	Loss of sense of community	128	9	7.0%	28	21.9%	48	37.5%	43	33.6%	2.98	6
2i	Loss of wetlands	122	15	12.3%	27	22.1%	35	28.7%	45	36.9%	2.90	8
2j	Rapid business and/or commercial growth	129	15	11.6%	36	27.9%	33	25.6%	45	34.9%	2.84	9
2k	Time spent commuting to work	125	28	22.4%	53	42.4%	29	23.2%	15	12.0%	2.25	13
2l	Rapid residential growth	126	3	2.4%	33	26.2%	43	34.1%	47	37.3%	3.06	5
2m	Traffic congestion	131	3	2.3%	30	22.9%	52	39.7%	46	35.1%	3.08	4

## Section 2: Growth & Development

This section asked survey respondents' views on past and current growth. Using a 1 (strongly disagree) to 4 (strongly agree) scale, over 83% agreed/strongly agreed that *There had been significant growth pressures in my community during the past 5 years*. Over 92% agreed/strongly agreed that *Growth pressure in my community will increase significantly in the next 5 years*. See Fig. 6, Table 4.

Participants' views on whether *There had been adequate restrictions on development in my community during the last 5 years* differed in agreed or disagreed by nearly 2 to 1. 34.7% agreed or strongly agreed that *There had been adequate restrictions on growth* while 65.4% disagreed/strongly disagreed.

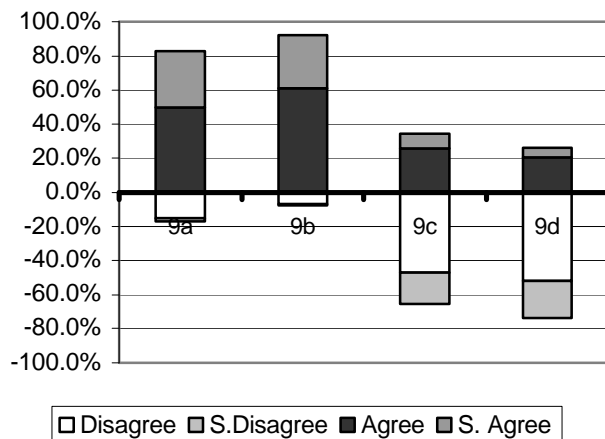
When asked if *For the past five years development had been well planned*, only 26% agreed/strongly

agreed. This is the lowest combined percentage of any of the 10 communities. Nearly 74% disagreed or strongly disagreed that the *Community had been well planned*. Of that, 52.3% disagreed which was the highest of any community in the survey.

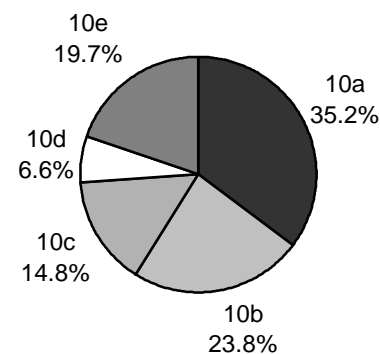
Participants were asked to choose one answer to describe their view on future growth in the community. Of 121 responses, 43, or 35.2%, indicated they would *Encourage new development provided adequate [infrastructure] was existing or available*. The 2nd and 3rd choices, *I am satisfied with the current rate of growth in our community* and the *Community should attempt to stop all new development*, had 23.9% and 19.7%, respectively.

These results indicated residents were satisfied with the current growth activities and would support new development. See Table 5, Figure 8.

AV Figure 6: Past/Current Growth



AV Figure 7: Future Growth



AV Table 4: Past/Current Growth		Disagree		Agree	
		-1	-2	+3	+4
9a	There has been significant growth pressure in my community during the past five years	2 1.6%	19 15.3%	62 50.0%	41 33.1%
9b	Growth pressure in my community will increase significantly in the next five years	1 .8%	8 6.7%	73 61.3%	37 31.1%
9c	There have been adequate restrictions on development in my community during the last 5 years.	19 18.3%	49 47.1%	27 26.0%	9 8.7%
9d	For the past five years development in the community has been well planned	24 21.6%	58 52.3%	23 20.7%	6 5.4%

AV Table 5: Future Growth		No	% of 122	Rank
10a	I encourage development provided that adequate utilities, roads, schools, fire and police services, etc. are existing or available.	43	35.2%	1
10b	I am satisfied with the current rate of growth of our community.	29	23.8%	2
10c	I believe that growth should take its own course with as little government interference as possible.	18	14.8%	4
10d	I would like to see the community actively encourage growth.	8	6.6%	5
10e	The community should attempt to stop all new development.	24	19.7%	3

Armada Village participant responses on roads and road system needs were similar to the other community's responses. A ranking scale of 1 (no need) to 4 (great need) only identified one item as a need or great need: *Improve existing roads* with a mean score of 3.7. Village responses had 73.8% great need responses which was the highest percentage of all communities. Combined response of need and great need was 93%, which also was the 2nd highest of all communities. See Figure 8, Table 6.

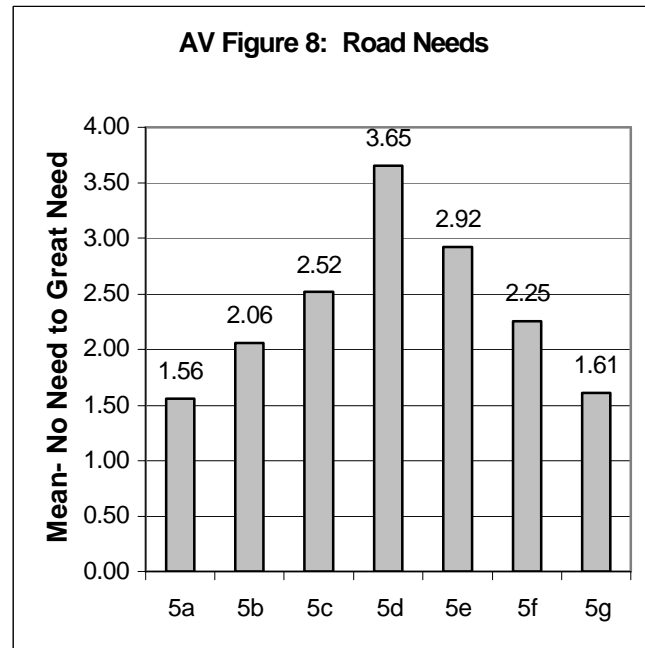
The 2nd choice with 66.9% combined need/great was *Widen existing roads*. This was also 2nd with all communities and in the Total Report responses.

Those responses correlated with *Section 1* where *Improved Roads* was in the middle when choosing where to live but *Traffic congestion* was as identified the 4th ranked concern in Armada Village.

Only 35.6% of respondents identified *Expand public bus or transit system* as a need or great need. This differs from the other city and villages in the survey which ranked it significantly higher as a need or great need.

The issue of roads and road systems generated the most comments of any question on the survey. Resident comments focused on several themes:

- Improve and maintain roads
- Additional traffic lights
- Rail system rather than trucks



See Armada Village comments in the appendix for a complete list.

AV Table 6: Road Needs		Total	No Need		Low Need		Need		Great Need		Mean	Rank
			1	%	2	%	3	%	4	%		
5a	Build freeways	120	73	60.8%	30	25.0%	14	11.7%	3	2.5%	1.56	7
5b	Build new roads	119	47	39.5%	35	29.4%	20	16.8%	17	14.3%	2.06	5
5c	Encourage the expansion of some roads to highways (such as M-59)	126	27	21.4%	33	26.2%	40	31.7%	26	20.6%	2.52	3
5d	Improve existing roads	130	2	1.5%	7	5.4%	25	19.2%	96	73.8%	3.65	1
5e	Widen existing roads	127	9	7.1%	33	26.0%	44	34.6%	41	32.3%	2.92	2
5f	Expand public bus or transit system	118	31	26.3%	45	38.1%	23	19.5%	19	16.1%	2.25	4
5g	Airport expansion	114	63	55.3%	35	30.7%	14	12.3%	2	1.8%	1.61	6



## Section 3: Environment and Natural Resources

Armada Village participants were definite about the importance of protecting the 9 identified resources from fragmentation and development. Each item was ranked on a 1 (very unimportant) to 4 (very important) scale. All items were ranked as important or very important. The top 6 were:

- Lake & stream water quality, 96% combined important/very important percentage
- Groundwater resources, 92.2%
- Woodlots, 92.2%
- Wildlife and wetland habitat, 87.9%
- Rural character, 92.1%
- Farmlands, 92.9%

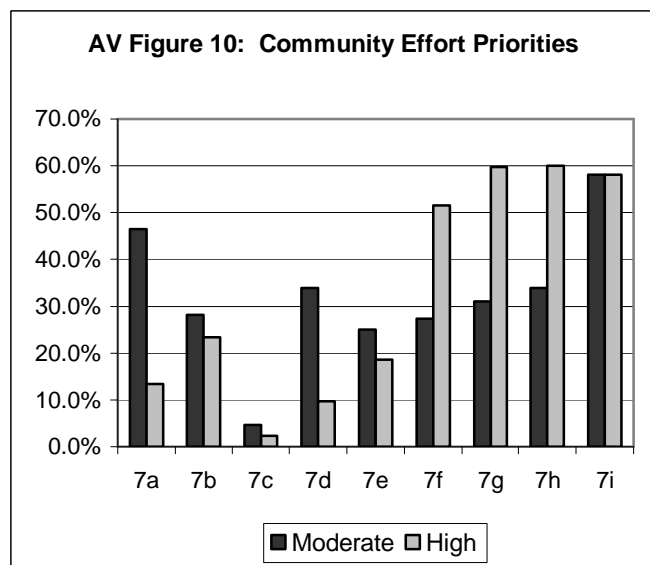
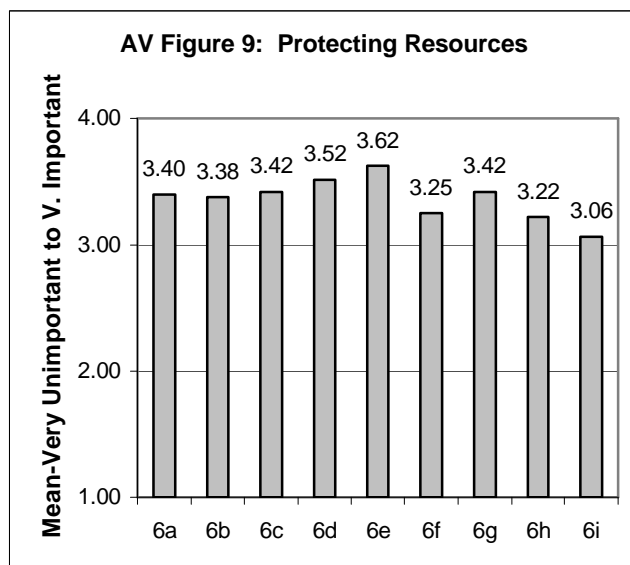
Looking at Table 7, 3 things are significant. Items 3 and 4 had identical mean scores. The differences occurred in the response percentages. Next, *Wildlife and Wetland habitat* had a higher very important percentage but smaller combined percentage than *Rural Character*. Finally, *Farmlands* had the lowest very important response, but in combined percentage, it ranked higher than all items but *Lake and Stream Water Quality*. See Figure 9, Table 7.

Respondents chose protecting and preserving of natural areas over building new or expanding areas, even if it was for public use. Using a 1 (no effort) to 4 (high effort) scale citizens identified where public efforts should be placed. They were:

1. Protecting woodlands, 93.8% moderate/high effort
2. Protecting farmlands from development, 90.7%
3. Protecting land along river ways, 88.3%
4. Preserving wetlands and marshes, 78.9%

There was a large difference between the top 4 items, which focused on protection, and the 5th item. The 4th and 5th item difference was .61 in mean score and nearly 20% combined moderate/high effort.

Only 7.1% moderate or high effort responses favored *Building additional public golf courses* which ranked last. See Figure 10, Table 8.



AV Table 7: Protecting Resources		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	% 1	2	% 2	3	% 3	4	% 4		
6a	Rural character	126	7	5.6%	3	2.4%	49	38.9%	67	53.2%	3.40	5
6b	Farmland	127	5	3.9%	4	3.1%	56	44.1%	62	48.8%	3.38	6
6c	Woodlots	128	5	3.9%	5	3.9%	49	38.3%	69	53.9%	3.42	3
6d	Ground water resources	128	6	4.7%	4	3.1%	36	28.1%	82	64.1%	3.52	2
6e	Lake/stream water quality	125	4	3.2%	1	0.8%	33	26.4%	87	69.6%	3.62	1
6f	Scenic views	127	5	3.9%	13	10.2%	54	42.5%	55	43.3%	3.25	7
6g	Wildlife and wetland habitat	124	2	1.6%	13	10.5%	40	32.3%	69	55.6%	3.42	4
6h	Existing downtown area	127	9	7.1%	9	7.1%	54	42.5%	55	43.3%	3.22	8
6i	Rec. sites/area	125	5	4.0%	19	15.2%	64	51.2%	37	29.6%	3.06	9



AV Table 8: Community Effort Priorities		Total	No		Low		Moderate		High		Mean	Rank
			1	%	2	%	3	%	4	%		
7a	Building more parks for sporting activities and family outings	127	13	10.2%	38	29.9%	59	46.5%	17	13.4%	2.63	5
7b	Building more hiking and biking trails	128	21	16.4%	41	32.0%	36	28.1%	30	23.4%	2.59	6
7c	Building public golf courses	127	72	56.7%	46	36.2%	6	4.7%	3	2.4%	1.53	9
7d	Expanding existing state parks	124	26	21.0%	44	35.5%	42	33.9%	12	9.7%	2.32	8
7e	Expanding public hunting and fishing opportunities	124	33	26.6%	37	29.8%	31	25.0%	23	18.5%	2.35	7
7f	Preserving wetlands and marshes	128	8	6.3%	19	14.8%	35	27.3%	66	51.6%	3.24	4
7g	Protecting farmland from development	129	2	1.6%	10	7.8%	40	31.0%	77	59.7%	3.49	2
7h	Protecting wood lands	130	1	0.8%	7	5.4%	44	33.8%	78	60.0%	3.53	1
7i	Protecting land along river ways	129	15	11.6%	39	30.2%		58.1%	75	58.1%	3.47	3

Respondents were asked to identify barriers to meeting land use challenges. They were asked to check all items that applied out of 8 choices. Respondents checked an average of 3.3 items on the list. See Table 9, Figure 11.

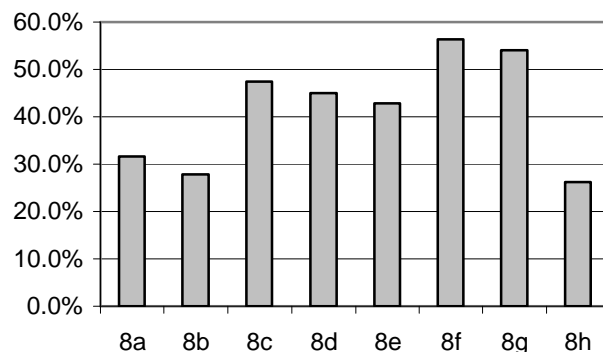
Again, Village participants were somewhat unique in their ranking. They identified *Poor public understanding of land use issues* as the #1 barrier and *Pressure from developers* as #2. These barriers had 56.4% and 54.1%, respectively. These 2 were reversed in the Total Report results and in most of the other community's results. All other barriers ranked the same as the Total Report.

Less than 28% felt that *Lack of adequate land use regulations* was a barrier to land use challenges. This differs from *Section 2* where over 65% of responses indicated there had not been adequate restrictions on development in the past.

There were only 3 written comments from residents on this question:

- Village officers put a hold on everything
- We don't need any new building going up, leave it the way it is now
- Rails/Trails not wanted

AV Figure 11: Barriers to Effective Land Use



AV Table 9: Barriers to Effective Land Use		No.	% of 133	Rank
8a	Lack of adequate enforcement of regulations	42	31.6%	6
8b	Lack of adequate land use regulations	37	27.8%	7
8c	Lack of adequate planning	63	47.4%	3
8d	Lack of planning and zoning coordination with adjoining communities	60	45.1%	4
8e	Poor public support for difficult land use decisions	57	42.9%	5
8f	Poor public understanding of land use issues	75	56.4%	1
8g	Pressure from developers	72	54.1%	2
8h	Too much state and federal regulation	35	26.3%	8

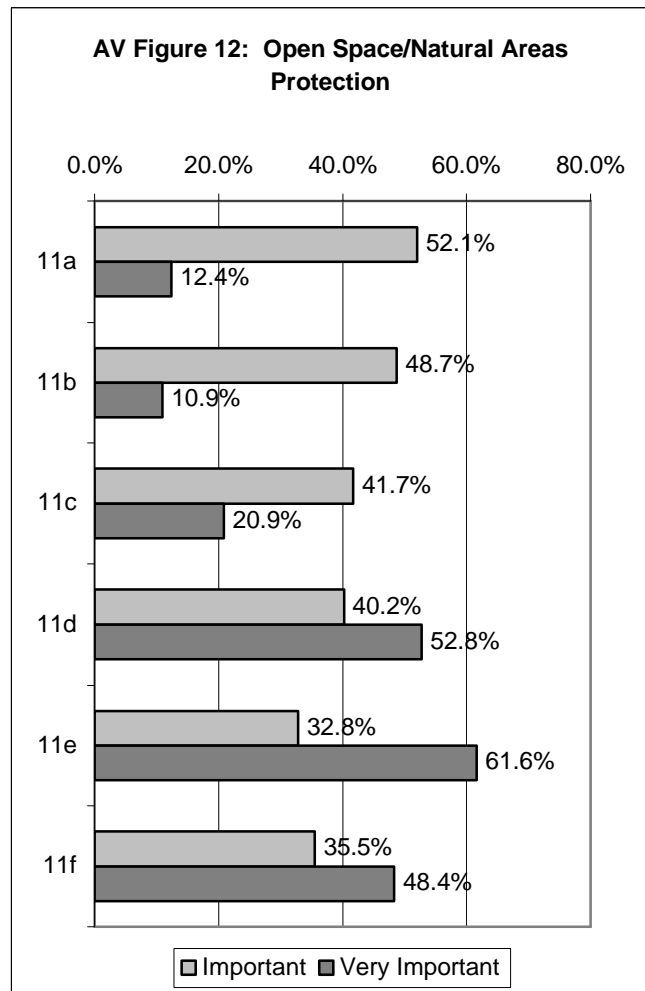
### Section 4: Open Space, Natural Areas and Farmland Preservation

In other surveys conducted around the state, open space, natural areas and farmland were all identified as resources to protect. These all ranked positively in this survey as well. Residents were asked to rank the reasons to protect open space and natural areas using a 1 (very unimportant) to 4 (very important) scale.

The top reason to protect open space and natural areas was *To Preserve the rural character of the community*. It had 61.6% very important responses and 94.4% combined important/very important responses. See Table 10, Figure 12.

*To Maintain the environmental benefits of open space* was 2nd with 93% combined percentage of important and very important responses. *To slow down and control growth* was 3rd with 83.9% combined percentages.

These correlate with *Section 3* where residents favored protecting all community environmental resources, such as *Lake and stream water quality*, *Groundwater resources* and *Woodlots*.



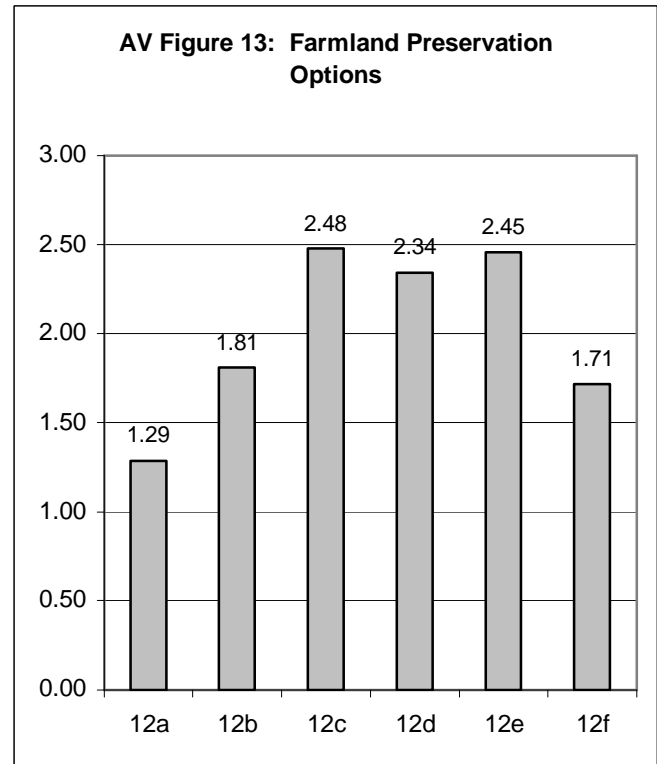
AV Table 10: Open Space/Natural Areas Protection		Total	Very Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
11a	To provide more park space for family outings and sporting activities	121	18	14.9%	25	20.7%	63	52.1%	15	12.4%	2.62	5
11b	To expand public access for recreational opportunities	119	18	15.1%	30	25.2%	58	48.7%	13	10.9%	2.55	6
11c	To maintain hunting and fishing opportunities	115	14	12.2%	29	25.2%	48	41.7%	24	20.9%	2.71	4
11d	To maintain environmental benefits of open space (watershed protection, natural areas, wildlife habitat)	127	2	1.6%	7	5.5%	51	40.2%	67	52.8%	3.44	2
11e	To preserve the rural character of the community	125	1	0.8%	6	4.8%	41	32.8%	77	61.6%	3.55	1
11f	To slow down and control development	124	2	1.6%	18	14.5%	44	35.5%	60	48.4%	3.31	3

In looking at possible options to protect farmland, residents clearly identified those choices they would support. Residents ranked 6 possible options using a 1 (no support) to 3 (support) scale. There were 3 of 6 options ranked above the mean of 2 denoting some support or support.

The Village of Armada was 1 of 5 communities that ranked *Limit the number of new homes in rural areas through stricter land use and zoning regulations* as their 1st choice. This option received 60.9% support and 26.1% some support responses.

*Provide reduced property taxes to farmers who voluntarily agree to not develop their land* and *Pay farmers who voluntarily agree to permanently protect farmland from future development through conservation easements* (PDR) were 2nd and 3rd choices with a combined response of 81.5% and 83.8%, respectively. *Provide reduced property taxes* was ranked 2nd on the strength of its 63.9% “some support” percentage even though it had a lower combined percentage.

Conversely, 78.6% indicated no support to *Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland protection programs*, also known as density bonuses. Two possible conclusions for this high



negative response may be that participants did not want increased density as a way to control growth or they didn't support zoning variances for any reason, even to protect farmland. See Figure 13, Table 11.

AV Table 11: Farmland Preservation Options		Total	No Support		Some Support		Support		Mean	Rank
			1	%	2	%	3	%		
12a	Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs	112	88	78.6%	16	14.3%	8	7.1%	1.29	6
12b	Direct or encourage more development in and around existing cities and/or villages	116	46	39.7%	46	39.7%	24	20.7%	1.81	4
12c	Limit the number of new homes in rural areas through stricter land use and zoning regulations	115	15	13.0%	30	26.1%	70	60.9%	2.48	1
12d	Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement	111	18	16.2%	37	33.3%	56	50.5%	2.34	3
12e	Provide reduced property taxes to farmers who voluntarily agree to not develop their land	119	22	18.5%	21	17.6%	76	63.9%	2.45	2
12f	I would support a modest fee or tax if it could really help preserve farmland	119	61	51.3%	31	26.1%	27	22.7%	1.71	5

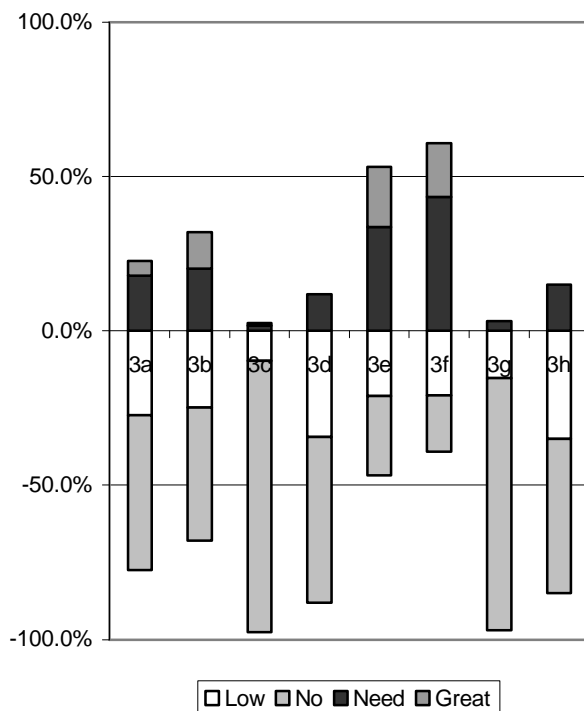
## Section 5: Housing

When asked about the types of housing needed in the community, the trend was that only specific types of housing were needed. On a 1 (no need) to 4 (great need) scale, no single choice was ranked as a great need. Low/no need responses ranged from a high of 97.6% for Mobile home parks to 39.1% for *Single family homes*. Only 2 of the 8 items had more than 50% of the responses indicating a need: *Single family homes* with 60.8% and *Retirement housing* with 53.1%. It appeared that any type of housing meant more development. Two possible conclusions can be made from these overwhelming results: 1) residents see a need for only specific types of housing or 2) if new housing occurs, they want permanent housing, such as single family or retirement housing, not apartments or mobile homes even on private land. See Table 12, Figure 14.

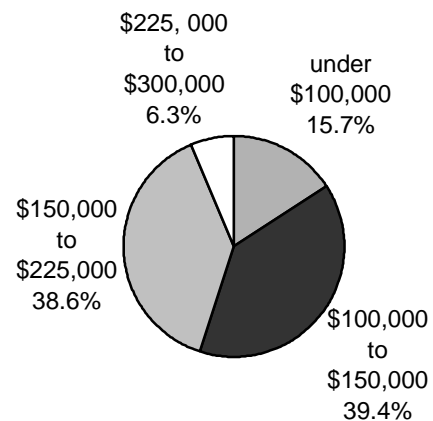
Respondents were asked to select 1 out of 5 options to indicate the cost range of housing they felt was needed in their community. Housing stock preferences varied from the Total Report results. The 1st choice was \$100,000-150,000 with 39.4%. \$150,000-225,000 was 2nd with 38.6% and *Under \$100,000* was 3rd with 15.7%.

These results correlated with the types of housing needed in the Village. Residents recognized that more affordable housing was needed to accommodate retirees who may be on a fixed income and young families just purchasing a first home. See Table 13, Figure 15.

AV Figure 14: Housing Needs



AV Figure 15: Housing Price Range



AV Table 13: Housing Price Range		No	% of 210	Rank
4a	under \$100,000	17	8.1%	4
4b	\$100,000 to \$150,000	68	32.4%	2
4c	\$150,000 to \$225,000	89	42.4%	1
4d	\$225,000 to \$300,000	28	13.3%	3
4e	\$300,000 and over	None	0%	5
Total		210	100.0%	

AV Table 12: Housing Needs			No		Low		Need		Great		Mean	Rank
	Total		1	% of 1	2	% of 2	3	% of 3	4	% of 4		
3a	124	Apartments	62	50.0%	34	27.4%	22	17.7%	6	4.8%	1.77	4
3b	125	Condominiums	54	43.2%	31	24.8%	25	20.0%	15	12.0%	2.01	3
3c	124	Mobile Home Parks	109	87.9%	12	9.7%	2	1.6%	1	0.8%	1.15	8
3d	125	Rental Homes	67	53.6%	43	34.4%	15	12.0%	0	0.0%	1.58	6
3e	128	Retirement Housing	33	25.8%	27	21.1%	43	33.6%	25	19.5%	2.47	2
3f	120	Single Family	22	18.3%	25	20.8%	52	43.3%	21	17.5%	2.60	1
3g	124	Single/Double wide mobile homes on private lots	101	81.5%	19	15.3%	4	3.2%	0	0.0%	1.22	7
3h	120	Manufactured Homes	60	50.0%	42	35.0%	18	15.0%	0	0.0%	1.65	5

## Section 6: Efforts in Economic Development

Participants were asked to prioritize the level of time and money that should be directed toward attracting 7 economic activities. On a scale of 1 (no effort) to 4 (high effort), only 1 activity ranked as a moderate or high effort. See Table 14, Figure 16.

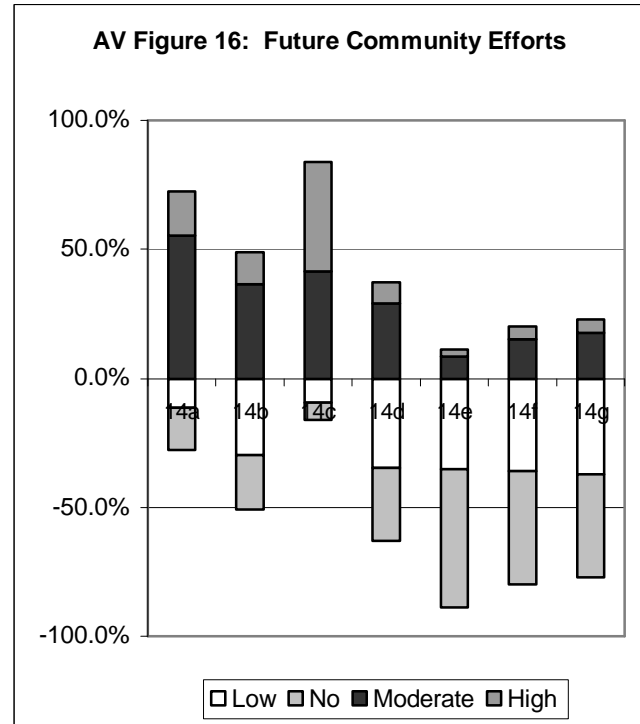
*Farming* was #1 with a mean score of 3.19. The combined moderate/high effort responses were 83.9%. *Agricultural product processing* and *Commercial/retail business* ranked 2nd and 3rd with 72.3% and 49.1%, respectively.

*New housing development* ranked last with 53.5% indicating that no effort should be spent to attract additional housing to the community. These correlated with the data in *Section 5* that indicated only some support for specific types of housing.

3 of the top 4 choices cited by Village participants were economic activities that use *less* money in services *from* the community than they pay in taxes *to* the community.

Note: The data and percentages for the *New Home development* may be lower than normal due to a printing error in question 14 on the survey. It may have confused some respondents and they simply did not answer that item on the survey.

There were only a few written comments from residents on attracting economic activities. See Armada Village comments in the appendix for a complete list.



AV Table 14: Future Community Efforts		Total	No		Low		Moderate		High		Mean	Rank
			-1	%1	-2	%2	+3	%3	+4	%4		
14a	Agriculture product processing	105	17	16.2%	12	11.4%	58	55.2%	18	17.1%	2.73	2
14b	Commercial/retail business	118	25	21.2%	35	29.7%	43	36.4%	15	12.7%	2.41	3
14c	Farming	118	8	6.8%	11	9.3%	49	41.5%	50	42.4%	3.19	1
14d	Light manufacturing	121	34	28.1%	42	34.7%	35	28.9%	10	8.3%	2.17	4
14e	New housing development (subdivision)	71	38	53.5%	25	35.2%	6	8.5%	2	2.8%	1.61	7
14f	Resort and related business	119	52	43.7%	43	36.1%	18	15.1%	6	5.0%	1.82	6
14g	Tourism	118	47	39.8%	44	37.3%	21	17.8%	6	5.1%	1.88	5

Residents were asked to indicate their level of support to use public financing for 13 possible public service activities. On a 1 (no support) to 3 (strongly support) scale, 10 of 13 items were ranked above 2 indicating support or strong support. See Table 15, Figure 17.

Nearly 68% strongly supported public financing for *Road repair and maintenance* and nearly 63% indicated strong support for *Emergency services, such as fire and police protection*.

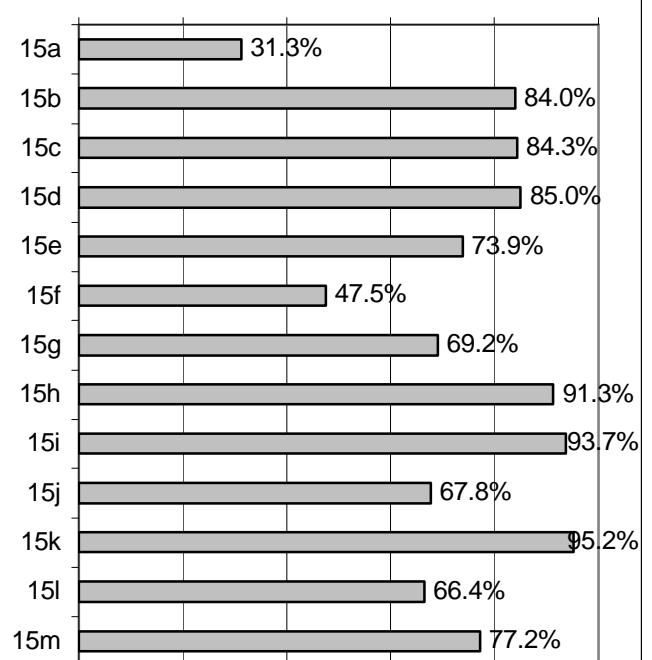
Interestingly, *Recycling* ranked 3rd with over 46% strong support. *Natural areas/open space preservation programs* were strongly supported by almost 42%. *Farmland preservation programs* were 5th based on its large support percentage of 52.9%.

These responses correlate with *Section 4* where *Maintaining environmental benefits* ranked as the 2nd reason to protect open space and natural areas and *Section 3* where all community resources were ranked important.

Only one additional comment was made regarding public financing efforts. One resident wanted Improvement/expansion of town water supply.

AV Figure 17: Future Funding Priorities

% of Responses Support and Strong Support Combined



AV Table 15: Future Funding Priorities		Total	Don't		Support		S. Support		Mean	Rank	2 & 3 Total
			1	%	2	%	3	%			
15a	Business and land development services	115	79	68.7%	32	27.8%	4	3.5%	1.35	13	31.3%
15b	Farmland preservation program for the community	119	19	16.0%	63	52.9%	37	31.1%	2.15	5	84.0%
15c	Land use planning and zoning	115	18	15.7%	66	57.4%	31	27.0%	2.11	6	84.3%
15d	Natural areas/open space preservation program	120	18	15.0%	52	43.3%	50	41.7%	2.27	4	85.0%
15e	Public parks	119	31	26.1%	56	47.1%	32	26.9%	2.01	9	73.9%
15f	Public transportation with small buses	122	64	52.5%	43	35.2%	15	12.3%	1.60	12	47.5%
15g	Purchase of additional land as nature preserve(s)	120	37	30.8%	41	34.2%	42	35.0%	2.04	7	69.2%
15h	Recycling	126	11	8.7%	56	44.4%	59	46.8%	2.38	3	91.3%
15i	Road repair and maintenance	127	8	6.3%	33	26.0%	86	67.7%	2.61	1	93.7%
15j	Trails for hiking, biking	121	39	32.2%	43	35.5%	39	32.2%	2.00	10	67.8%
15k	Emergency services such as fire and police protection	124	6	4.8%	40	32.3%	78	62.9%	2.58	2	95.2%
15l	Expansion of sewer and water for future development	122	41	33.6%	48	39.3%	33	27.0%	1.93	11	66.4%
15m	Upgrading and expanding school facilities	123	28	22.8%	64	52.0%	31	25.2%	2.02	8	77.2%



## Section 7: Coordinated Planning

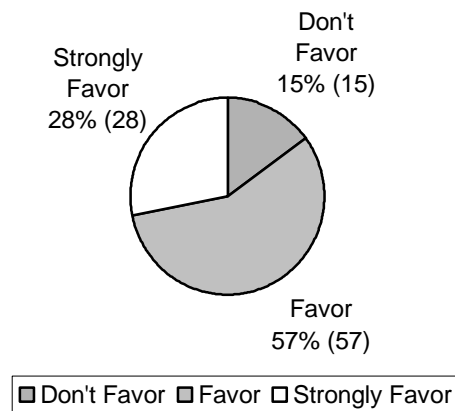
If any conclusions can be drawn from this survey, it was that the participating communities, while unique in some ways, had more similarities than differences. It appeared as if each community was on the same development continuum with each at a different place on the continuum.

The Village of Armada residents recognized that many issues were multi-jurisdictional because they cross municipal borders, such as water resources, roads and development impacts. It would follow that multiple communities acting together could have more success in realizing their goals. It seems the residents think so too.

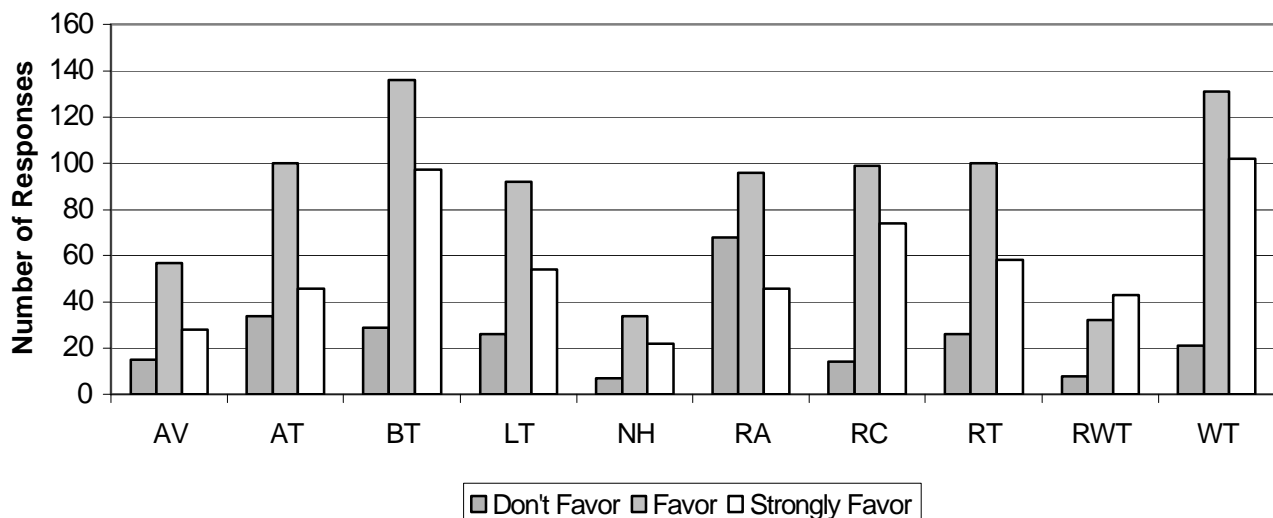
Using a 1 (don't favor) to 3 (strongly favor) scale, survey participants were asked if they favored *Coordinated Planning with adjacent communities*. *Coordinated Planning* efforts were favored or strongly favored by 85% of Village of Armada residents who had an opinion. Only 15 responses, or 15%, indicated they did not favor *Coordinated planning*. See Figure 18.

Figure 19 illustrates the Village of Armada citizen responses on *Coordinated Planning* along with each of the participating community's responses.

**AV Figure 18: Coordinated Planning**



**AV Figure 19: Coordinated Planning**





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If you have questions about this report please ask for  
Marilyn Rudzinski, Director or Terry Gibb, Natural Resources Agent

Additional information from other municipalities can be  
found at our website [www.msue.msu.edu/macomb](http://www.msue.msu.edu/macomb)

## Northern Macomb County Citizen Opinion Survey-Village of Armada

**The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:**

Repair streets  
Curb and gutter in village  
Bike/hike trails  
Also downtown Armada area  
Armada's main roads are in very poor condition.  
Better maint. of dirt roads  
Maintain small town roads  
Replace 4 way stop with traffic lights  
More frequent grading of dirt/gravel roads  
Rail get rid of trucks

**What do you believe are the barriers, if any, to meeting land use challenges in your community?**

Village officers put a hold on everything  
We don't need any new building going up, leave it the way it is now  
Rails/Trails not wanted

**Public officials need to know your concerns about the economic future of your area. Indicate the level of effort (time and money) you feel should be directed towards attracting the following activities to your community.**

2.g. We don't have any public lands 6.f. We have very few! 10.a. & that developers pay the cost of needed improvements.

Develop downtown area with buildings that must meet the historic style of existing buildings.

H=More places to work close by

**As the community continues to grow and develop, additional public services will be required. Please indicate the extent to which you support public financing to pay for any of the following:**

Improvement /expansion of town water supply